

Advisory Plan Commission

Town of Brownsburg

Assigned Staff: Jenna Wertman, Director of Development Services

Report Date: 11/18/2024

Request Type: Rezone

General Information

CASE NUMBER	PCMA-24-7
PROJECT/REQUEST	Auburn Ridge West – Rezone to R2
APPLICANT	Jonathan Isaacs, M/I Homes
LOCATION	5050 E 450 N
PARCEL SIZE	65.23

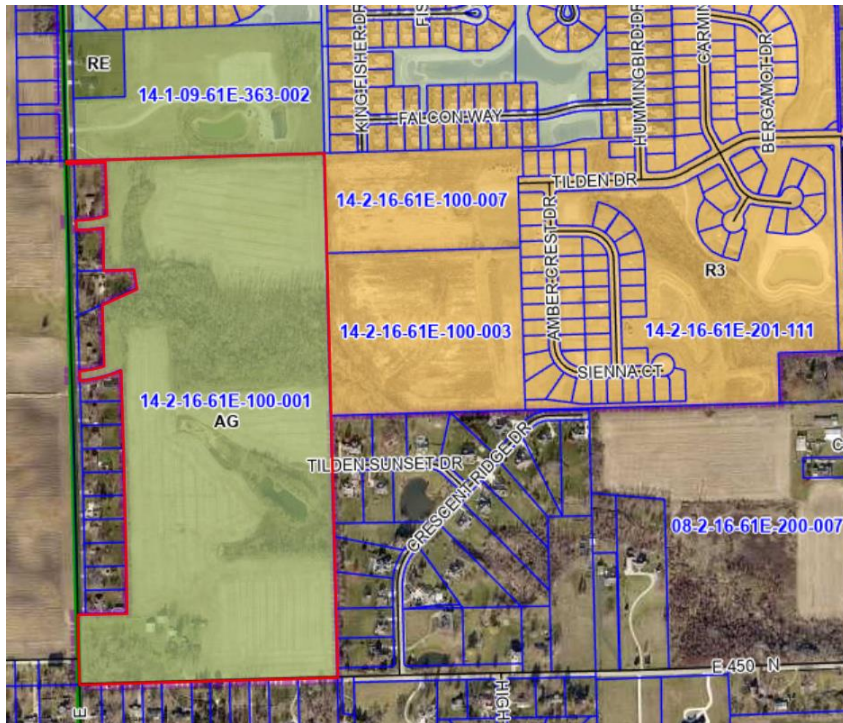
Cross References

Previous APC Cases	PCMA-05-18-1639 (Copper Springs PD Rezone Request, Denied) PCMA-04-21-1898 (Auburn Ridge PD Rezone, Denied)
Relevant BZA Cases	N/A
Other	Annexation Ord. 2006-06

Attachments

<input checked="" type="checkbox"/>	Tech Review
<input checked="" type="checkbox"/>	Concept Plan
<input type="checkbox"/>	Proposed Commitments
<input checked="" type="checkbox"/>	Other: Letter of Intent
<input type="checkbox"/>	Other:

Site and Zoning Map:



Project and Site Background:

The petitioner is requesting a rezone from AG to R2 to extend the Auburn Ridge subdivision to the west. Formerly, two different Planned Development zoning requests were denied, which this site would have been a portion of those. Auburn Ridge to the east was brought back as a smaller project under a standard zone.

The proposed concept plan would extend the collector road through the neighborhood and connect it to the county roads further west. As proposed, it would make an additional connection to CR 450 N on the south side of the development. A traffic study will be required with the plat, and the county noted in tech review some intersections that they will need to have included in the study. Staff anticipates that there will be road improvement fees similar to that of the first section. The Construction Standards require road widening along perimeter streets, when applicable, so there will also be some widening improvements on 450.

This project was originally submitted as an R3 development and revised to an R2 after Council feedback. The lots would be 12,000 square feet and larger. This results in some transition between the R3 properties of Summer Ridge and Auburn Ridge to the county properties. This project would plat under the new Unified Development Ordinance.

Technical Review:

The project was reviewed in the September 15th Technical Review committee meeting. Development Services brought up various suggestions in regards to the Traffic Study, coordinating with Hendricks County early on road improvements, and notes about the incoming UDO. Capital Projects noted that a similar road contribution to Auburn Ridge should be anticipated and sidewalk extensions. This property is not within our water district but is in our sewer district, and capacity improvements will be required. The change to R2 does not require additional technical review.

Town Council Introduction:

The introduction occurred on the October 24th meeting. Council members noted that they did not see R3 as suitable on this site and wanted to see at least an R2 request. A recording of the meeting is available at: <https://www.brownsburg.org/591/Live-Archived-Meetings>

Criteria:

Pursuant to Article 9 of the Brownsburg Unified Development Ordinance the Advisory Plan Commission shall make findings of fact and pay "reasonable regard" to the following criteria:

1) **The Comprehensive Plan:**

Future Land Use Map Link: <https://www.brownsburg.org/DocumentCenter/View/1068/2021-Future-Land-Use-Map-PDF>

- a) The Future Land Use Map notes this area as single-family detached residential. The proposed project is in line with this. The revision to a larger lot size does not create any conflict with the Comprehensive Plan.



Based on the above information, staff believes this criterion has been met.

2) **Current Conditions and Character** of current structures and uses in each district:

- a) The project will continue the development of the area with single-family homes. Based on the timing, the project will plat under the new code. The new UDO requires that properties along the perimeter match adjacent single-family home lot widths or put a larger buffer between the neighborhoods and the new development. The revised concept plan does show buffers and those would be further reviewed during the plat.

- b) The switch to R2 will be consistent with the surrounding character as the area has some county homes on larger lots and a mix of lot sizes within Summer Ridge and the first part of Auburn Ridge.

Based on the above information, staff believes this criterion has been met.

3) The **most desirable use** for which the land in each district is adapted:

- a) The project is in a location that is most suitable for residential. It is not in an area where commercial or even apartment uses would be anticipated. It is unlikely to be a location where institutional uses would go. Single-family detached development would be more consistent with the surrounding area than something like a townhome development.

Based on the above information, staff believes this criterion has been met.

4) The **conservation of property values** throughout the jurisdiction:

- a) The project is not anticipated to have a negative impact on property values. Generally, property values across the jurisdiction are continuing to increase across all development types. In looking at the permits pulled in Auburn Ridge, the **reported permit valuation** is \$475,743 on average, and it is not uncommon to have higher final sales prices (meaning this average is likely a low estimate). Reported permit valuations range from \$350,000-\$600,000 so a range of home options appear to be provided. This proposal is the same development type (single-family detached homes) as surrounding areas. Staff does not anticipate an issue with the conservation of property values.

Based on the above information, staff believes this criterion has been met.

5) **Responsible development and growth:**

- a) The project comes at a time when responsible development and growth are at the forefront of most rezoning discussions. Staff has opted to break this down into a few categories for consideration:
- i) *Pace of Approvals* - after a higher number of residential neighborhood approvals in 2022, no new single-family detached neighborhoods were approved in 2023. To that end, only one has been approved since (Centennial, an age-restricted development). No R2 development has been proposed or approved in recent years, so this would bring some diversification of the lot inventory to the community.

Based on the subdivision tracking data, in March of 2023 there were 990 remaining single-family lots. In the most recent tracking, there are 686, with about 25-40 permits being issued each month. Should this neighborhood be approved now, it would likely spend about a year in infrastructure and pull permits sometime in 2026. During this time, existing lots will continue to build out and further reduce the number. Brownsburg typically sees residential permits issued around the 300 mark each year (which does include townhomes) so by 2026, the remaining lots would be estimated to be below 300. Staff does not anticipate that this will be an overwhelming amount of lots added to the inventory. The current pace of permits pulled in Auburn Ridge (east) is 10 per month or fewer, so the buildout of the neighborhood

itself would also span multiple months to more than a year once it enters the permit stage. As noted above, we have no currently active R2 developments.

- ii) *Infrastructure* – infrastructure was a major part of the discussion during the rezone for Auburn Ridge and that is reflected in the recommended conditions for this project. The applicant has worked with a homeowner to the west to be able to propose the full extension of the Major Collector that has been built in Auburn Ridge in conjunction with the transportation plan. A traffic study will be needed for the plat, and staff has some broad recommended conditions to ensure that the Town and County’s needs are considered throughout the process. All requirements, like road construction, utility extensions, road widening, etc. that are part of the construction standards are all costs incurred on the developer’s side of the project.

This project does not fall within our water territory. It does fall within our sewer territory. It was noted that some improvements will be needed with the wastewater capacity as part of this project. Those improvements are completed by the developer.

- iii) *Schools* – the school anticipated an additional 137 students from the original concept, so this revision would likely be lower. The school notes in their letters that their response is for data purposes and not a support or opposition letter. They note also that they plan for/project a 4% growth rate each year. Based on the sales prices of the first phase of Auburn Ridge and the larger lots proposed for this phase, the age of children *may* skew somewhat older in this neighborhood as it is more likely to be “move-up” home choices versus a starter home.

- b) In general, staff believes this project is not at odds with this criterion given that it will extend a major collector from the Thoroughfare Plan, it provides a different zoning district option that is not currently being built, and that it should come online at approximately the same time as many of the previous developments wrap up.

Based on the above information, staff believes this criterion has been met.

Recommendations:

The Advisory Plan Commission may request conditions and commitments related to the project and criteria. Conditions or commitments must be made as part of the motion.

Based on the information provided and the criteria responses, staff recommends a motion to

<input type="checkbox"/>	Send a favorable recommendation PCMA-24-7 as presented.
<input checked="" type="checkbox"/>	Send a favorable recommendation PCMA-24-7 with the following staff conditions: <ol style="list-style-type: none"> 1. A traffic study will be submitted with the primary plat that includes the intersections studied for the original Auburn Ridge development as well as the County intersections of CR 450 & 500 E and CR 450 & 475 E. 2. The applicant acknowledges that a per lot fee is likely to be assessed based on the traffic study and anticipated intersection improvements and will work with the Town and County on said fees ahead of the primary plat.

	<ol style="list-style-type: none">3. The applicant acknowledges that the plat timing will be under the new UDO and that there are requirements for perimeter lot matching unless larger buffers are created.4. The applicant acknowledges that the plat timing will be under the new UDO and that new amenity standards will be in place that require some amenities in this western development.5. The final number of lots will not exceed the number proposed on the concept plan.
<input type="checkbox"/>	Send an unfavorable recommendation PCMA-24-7 based on the following criteria: